



Policy Number **A2A**
Policy Type **Zoning**
Policy Name **New Housing Sales and Tax Incentives**

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Revision Date 5	April 25, 2012	Revision Date 10	February 28, 2018

PURPOSE

To encourage construction of new housing in Eston.

POLICY

1. This policy will apply to housing developed in Eston and includes ready to move houses, new construction, mobile homes and houses moved into Eston that are placed on a solid foundation.
2. Designated Town owned lots will be sold for \$200 per front foot for new development, \$100 per front foot for infill lots and \$50 per front foot for trailer lots and areas where there are no plans to pave. If the infill lot held a house which was demolished at the expense of the Town, an additional \$3,000 flat fee will apply. In addition, the Town's title transfer fee. For irregular lots the frontage will be determined by area.
3. The purchaser must develop the lot within 3 years, extension of that date may be available upon application to Council in writing.
4. The cost of the lot will include and installation of sewer and water services to the lot line.
5. If the house or mobile home is moved from Eston prior to the end of the tax incentive, the owner must repay the tax incentives received to the date of the move prior to a moving permit being issued.
6. Should the purchaser wish to sell the vacant lot, the Town of Eston shall purchase the lot back for the sale price and cover the cost of the title transfer fee with the purchaser responsible for the taxes to date of transfer.
7. Vacant lots will be subject to the base tax levy. After completion of construction the municipal taxes will be reduced as follows:

Year 1	100%
Year 2	50%
Year 3	25%
8. No reduction in school taxes will be provided. In 2012 there may be an incentive from the Province that will pay the school taxes of up to \$1,000 per year for 5 years.
9. Council must approve the incentive for each property. Incentives may be transferable with prior approval by resolution of Council.
10. The incentive is for taxes due as of the payment deadline and paid in full within the current taxation year.
11. This policy will be reviewed annually.